

BLOCK MAP REFERENCE NUMBER 0078-00-00-010-000
Address of Grantee: 40 BLACKWELL Rd. #157460
LYMAN, SC 29365

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }
ORANGEBURG

KNOW ALL MEN BY THESE PRESENTS, that Hugo W. Hayden, Jr.,

in consideration of \$1.00, Love and Affection,

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Hugo W. Hayden, III, and Kellie H. Blackwell, my two children, their heirs and assigns, all the following described property:

SEE ATTACHED DESCRIPTION:

FILED FOR RECORD
34 OCT 7 PM 1 47
FRED A. SMITH
H.M.C.
ORANGEBURG, CO., S.C.

MAP 0078 sheet 00 BLOCK 00 PARCE 010
THIS 10 DAY OF OCT 1994

ORANGEBURG COUNTY TAX ASSESSOR

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs (or successors) and assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs (or successors), executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs (or successors) and assigns against the grantor(s) and the grantor's(s') heirs (or successors) and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any.

WITNESS the grantor's(s') hand(s) and seal(s) this 29th day of Sept. 19 94.

SIGNED, sealed and delivered in the presence of:

Rose Ann Parsons
Charles A. Trief

HUGO W. HAYDEN, JR. (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29th day of Sept., 19 94.

Charles A. Trief. (SEAL)
Notary Public for South Carolina.

My commission expires 9-18-2000

Rose Ann Parsons

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }

RENUNCIATION OF DOWER NO LONGER REQUIRED

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

19

Notary Public for South Carolina. (SEAL)

My commission expires

EX-600 Pg. 163

AFTER RECORDING RETURN TO (ENV)
CHARLES A. RICE, JR.
ATTORNEY AT LAW
P O BOX 222
SPARTANBURG SC 29304

EX6003PS1164

STATE OF SOUTH CAROLINA
COUNTY OF ORANGEBURG

Hugo W. Hayden, Jr.,
Grantor,

TO

Hugo W. Hayden, III and Kellie
H. Blackwell,

Grantee.

TITLE TO REAL ESTATE

Filed this 7

October 1994

And Recorded in Deed Book 608
Page 1163

Register of Mesne Conveyance
Orangenburg County, S.C.

Hugo W. Hayden, Jr., to Hugo W. Hayden, III, and Kellie H. Blackwell

DESCRIPTION

That certain piece or parcel of land being and lying in Orangeburg County, South Carolina, and in Willow Township, being a portion of the D.S. Brandenburg Estate Lands, known as part of the D. S. Brandenburg Plantation, said piece or parcel of land contains 45 acres, more or less, and has such shapes and boundaries as a plat of survey will show made by J. D. Knotts, Surveyor. Said piece of land is bounded as follows: on the North by lands now or formerly of C. D. Rutland; on the east by lands of Run Robert Swamp; on the South by lands formerly of Jno T. Judy, now of Lula J. Hayden, Elouise J. Livingston, and John C. Judy, Sr.; and on the west by lands now or formerly of W. C. Williamson.

ALSO, that certain piece or parcel of land being and lying in Orangeburg County, South Carolina, and in Willow Township, being a portion of the D. S. Brandenburg Estate Lands, known as part of the D. S. Brandenburg Plantation, said piece or parcel of land contains 5 acres, more or less, and has such shapes and boundaries as a plat of survey will show made by J. D. Knotts, Surveyor; said piece of land is bounded on the north by lands now or formerly of C.D. Rutland; on the South by lands formerly of Jno T. Judy, now Lula J. Hayden, Elouise J. Livingston and John C. Judy, Sr.; on the east by lands now or formerly of Henry Rutland and others; and on the west by lands nor or formerly of W. C. Williamson.

This is the same property conveyed to Grantor by Deed from Lula J. Hayden, dated November 2, 1988 and recorded in Deed Book 541, at Page 139, in the RMC Office for Orangeburg County and from Juanita Hayden Hope, dated March 9th, 1989, and recorded in Deed Book 545, at Page 427, in the RMC Office for Orangeburg County on March 15, 1989.

EW600071165

2144
0333

D-BK:2144 - PG:0333

ENTERED IN THE OFFICE OF THE ASSESSOR
DATE: 02-08-2023
JIM MCLEAN, ORANGEBURG COUNTY ASSESSOR

FILED Feb 08, 2023
AT 03:40:00 PM
BOOK 02144
PAGE 0333 - 0335
INSTRUMENT #2023000533

FILED ELECTRONICALLY
ORANGEBURG
COUNTY
DEMETRICE WILLIAMS
REGISTER OF DEEDS

Deed Only Prepared by: Heather G. Hunter, P.O. Box 891, Spartanburg, SC 29304

STATE OF SOUTH CAROLINA)
COUNTY OF ORANGEBURG)

TITLE TO REAL ESTATE

Grantees' Address:
530 Farmer Road
Campobello, SC 29322

Tax Map No. 0078-00-00-010-000

KNOW ALL MEN BY THESE PRESENTS, that I, HUGO W. HAYDEN, III,

No Consideration - This Conveyance is a Gift and Intended to Change Ownership to Joint Tenancy with Right of Survivorship,

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **HUGO W. HAYDEN, III AND KARENN. HAYDEN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, Their Heirs and Assigns:

All of my right, title, and interest, being a fifty percent (50%) undivided interest, in and to the following described property:

That certain piece or parcel of land being and lying in Orangeburg County, South Carolina, and in Willow Township, being a portion of the D.S. Brandenburg Estate Lands, known as part of the D.S. Brandenburg Plantation, said piece or parcel of land contains 45 acres, more or less, and has such shapes and boundaries as a plat of survey will show made by J.D. Knotts, Surveyor. Said piece of land is bounded as follows: on the North by lands now or formerly of C.D. Rutland; on the east by lands of Run Robert Swamp; on the South by lands formerly of Jno T. Judy, now of Lula J. Hayden, Eloise H. Livingston, and John C. Judy, Sr.; and on the west by lands now or formerly of W.C. Williamson.

ALSO, that certain piece or parcel of land being and lying in Orangeburg County, South Carolina, and in Willow Township, being a portion of the D.S. Brandenburg Estate Lands, known as part of the D.S. Brandenburg Plantation, said piece or parcel of land contains 5 acres, more or less, and has such shapes and boundaries as a plat of survey will show made by J.D. Knotts, Surveyor; said piece of land is bounded on the north by lands now or formerly of C.D. Rutland; on the South by lands formerly of Jno T. Judy, now Lula J. Hayden, Eloise J. Livingston and John C. Judy, Sr.; and on the east by lands now or formerly of Henry Rutland and others; and on the west by lands now or formerly of W. C. Williamson.

This being the same property conveyed to Grantor herein by deed of Hugo W. Hayden, Jr., dated September 29, 1994, and recorded October 7, 1994, in Deed Book 608, at Page 1136, Office of the Register of Deeds for Orangeburg County.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said grantees, *as joint tenants with right of survivorship and not as tenants in common*, and the grantees' heirs and assigns forever. And the grantors do hereby bind themselves and their heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said grantees and the grantees' heirs and assigns against the grantors and the grantors' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to recorded easements, rights-of-way, and restrictions affecting the property, if any.

WITNESS our hands and seals this the 8 day of February, 2023.

SIGNED, sealed and delivered
in the presence of:

Heather G. Hunter
Ann P. L. L...

Hugo W. Hayden, III
HUGO W. HAYDEN, III

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, *Heather G. Hunter*, a Notary Public in and for the County and State aforesaid, certify that **HUGO W. HAYDEN, III** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal this 8 day of February, 2023.

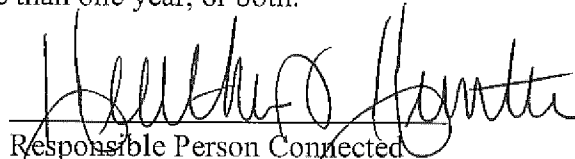
Heather G. Hunter
Notary Public for South Carolina
My Commission Expires: 1-11-28

STATE OF SOUTH CAROLINA)
)
COUNTY OF ORANGEBURG)

AFFIDAVIT FOR EXEMPT TRANSFERS


PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
 2. The property being transferred is located at 45 acres, more or less, bearing Orangeburg County Tax Map Number 0078-00-00-010-000 was transferred by Hugo W. Hayden, III to Hugo W. Hayden, III and Karen N. Hayden, as joint tenants with right of survivorship and not as tenants in common, on February 8, 2023.
 3. The deed is exempt from the deed recording fee because (See Information section of affidavit): this conveyance is a gift and intended to change ownership to joint tenancy with right of survivorship (3)
- If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ of No _____.
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: attorney
 5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected
with the Transaction

SWORN to before me this
8 day of February, 2023.

Heather G. Hunter
Print or Type Name Here


(Seal)
Notary Public for South Carolina
My Commission expires: 11/21/26

PREPARED BY:

FILED Aug 19, 2016 12:07 pm

BOOK 01693

PAGE 0022 THRU 0024

INSTRUMENT # 2016003474

Signature *Elaine G. Douglas*FILED
ORANGEBURG
COUNTY
ELAINE G. DOUGLAS
REGISTER
OF DEEDSCRAIG LAW FIRM, PC
2001 ASSEMBLY STREET, SUITE 201
COLUMBIA, SC 29201

JLC - LIVINGSTON

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

THE STATE OF SOUTH CAROLINA)

COUNTY OF ORANGEBURG)

QUIT CLAIM DEED
(No Certification of Title)

KNOW ALL MEN BY THESE PRESENTS, That, I, **Thomas G. Livingston.**, herein referred to as the Grantor, for and in consideration of the sum of **Five and No/100 (\$5.00)** to me paid by **Thomas G. Livingston, Jr.**, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, released, and quit claimed and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs, successors and assigns forever:

Parcel 1: All that certain piece or parcel of land, lying and being in Orangeburg County, State of South Carolina and in Willow Township being a portion of D.S. Brandenburg estates land known as part of D.S. Brandenburg Plantation, said piece or parcel of land contains 45 acres, more or less and has such shapes and boundaries as a plat of survey will show, made by J.D. Knotts, Surveyor. Said piece of land is bounded as follows: On the North by lands formerly of Henry D. Judy, now of Lula J. Hayden, Elouise J. Livingston and John C. Judy, Sr.; on the East by lands of Run Robert Swamp; on the South by lands now or formerly of D.A. Williamson, and on the West by lands now or formerly of W.C. Williamson

TMS: 0081-00-06-001.000

Parcel 2: All that certain piece or parcel of land, lying and being in Orangeburg County, State of South Carolina and in Willow Township being a portion of D.S. Brandenburg estates land known as part of D.S. Brandenburg Plantation, said piece or parcel of land contains 5 acres, more or less and has such shapes and boundaries as a plat of survey will show, made by J.D. Knotts, Surveyor. Said piece of land is bounded as follows: On the North by lands formerly of H. D. Judy, now of Lula J. Hayden, Elouise J. Livingston and John C. Judy, Sr.; on the South by lands now or formerly of D.A. Williamson; on the East by lands now or formerly of D.A. Williamson; and on the West by lands now or formerly of W.C. Williamson.

TMS: 0081-00-01-002.000S-38-191

DERIVATION: Being the same property conveyed to Elouise J. Livingston by deed of John C. Judy, Sr. dated April 22, 1968 and recorded in the Office of the Register of Deeds for Orangeburg County on April 22, 1968 in Book 305 at Page 83. Further being the same property devised to Thomas G. Livingston by that certain Devise/Descent of Real Estate and Description of Eloise J. Livingston as filed in the Orangeburg County Probate Court on April 21, 1972.

ORIGINAL

ENTERED IN THE OFFICE OF THE ASSESSOR

DATE: 08-19-2016

JIM MCLEAN, ORANGEBURG COUNTY ASSESSOR

This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

TOGETHER WITH ALL the improvements, easements, right, privileges held or owned by or of Grantor in the above described real property.

CONVEYANCE IS MADE SUBJECT TO any and all mortgages, liens and/or other encumbrances of record, if any.

TO HAVE TO HOLD, all and singular, the described property, together with the tenements, hereditaments, and appurtenances belonging to such property, or in anywise appertaining, and the rents, issues and profits of such property to Grantee, and Grantee's heirs and assigns forever.

WITNESS My Hand and Seal this 17 day of August, 2016.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Eric Feuerster
Witness

Thomas G. Livingston
Thomas G. Livingston

Witness

THE STATE OF SOUTH CAROLINA)

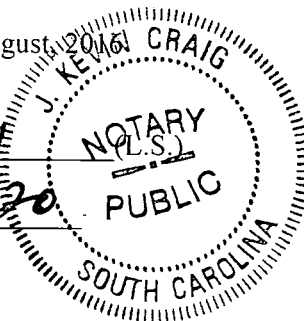
COUNTY OF RICHLAND)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 17 day of August, 2016, by the Grantor(s), Thomas G. Livingston

SWORN to before me this 17 day of August, 2016

Notary Public for South Carolina
Commission Expires: 3/3/20



DEED PREPARED BY CRAIG LAW FIRM, PC WITHOUT TITLE SEARCH OR CERTIFICATION OF TITLE

STATE OF SOUTH CAROLINA
COUNTY OF ORANGEBURG

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is known as two parcels containing 50 acres, bearing Orangeburg County Tax Map Numbers 0081-00-06-001.00 and 0081-00-01-002.000S-38-191 was transferred by Thomas G. Livingston to Thomas G. Livingston, Jr. on August 17, 2016.
3. Check one of the Following: The Deed is
 - (a) _____ Subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) XX _____ Exempt from the deed recording fee because (See Information section of this affidavit);
9 family transfer
(If exempt, please skip items 4-7, and go on to item 8 of this affidavit.)

If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____
 - (b) _____ The fee is computed on the fair market value of the realty which is _____
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes _____ or No XX to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: N/A.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	\$0
(b) Place the amount listed in item 5 above here:	\$ 0.00
(If no amount is listed, place zero here.)	
(c) Subtract line 6(b) from line 6(a) and place result here:	\$0

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$0

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

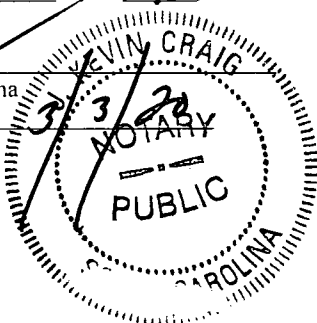
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 17 day of Aug., 2016

Responsible Person Connected with the Transaction

Notary Public for South Carolina
My Commission Expires: _____

Thomas G. Livingston



STATE OF SOUTH CAROLINA)
)
COUNTY OF ORANGEBURG)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WE, CHRISTINA E. AKIN AND BENJAMIN P. AKIN, hereinafter called Grantor(s), in consideration of the sum of NINETY-FIVE THOUSAND DOLLARS AND NO/100 (\$95,000.00) to the Grantor(s) in hand paid at and before the sealing of the presents by the Grantee(s) hereinafter named, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the following named Grantee all of my interest to-wit:

**JOHN WESLEY AKIN
HIS HEIRS AND ASSIGNS FOREVER.**

All that certain piece, parcel or lot of land, situate, lying and being in the County of Orangeburg, State of South Carolina, Willow Township, being more fully described as ten acres (10.00) on a plat prepared for Jane R. Sanford by Edisto Engineers & Surveyors, Inc. dated March 19, 2009 and recorded in the Office of the Register of Deeds for Orangeburg County in Plat Book 137 at Page 6. For a more complete and accurate description as to metes, bounds, courses and distances, reference is hereby made to said plat of record, be all measurements a little more or less.

This being the same property conveyed to Christina E. Akin and Benjamin P. Akin by deed from Jane R. Sanford, Kenneth W. Rutland and Jerry H. Rutland dated May 7, 2009 and recorded May 11, 2009 in Book 1314 at Page 185 in the Office of the Register of Deeds for Orangeburg County, South Carolina.

Property and 1164 Todd Creek Road
Grantee's Address: Neeses, SC 29107

Orangeburg County 02-11-2020
SOUTH CAROLINA
County Revenue Stamp \$104.50
State Revenue Stamp \$247.00

TMS#: 0081-00-01-004.000

This conveyance is made subject to easements and restrictions of record otherwise affecting the property.

This Deed is also made subject to all zoning and other governmental regulations of the County of ORANGEBURG and any other governmental agency (local, state, or federal).

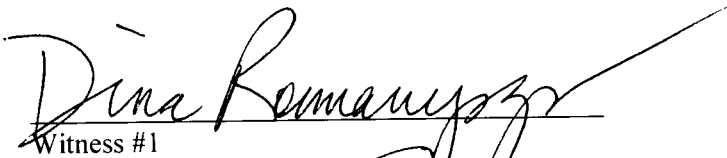
Together with all and singular the rights, members, hereditaments and appurtenances to said premises, belonging or in any wise incident or appertaining; to have and to hold all and singular the said premises before mentioned unto the Grantee(s) and the Grantee(s) heirs and assigns forever.

ENTERED IN THE OFFICE OF THE ASSESSOR
DATE: 02-11-2020
JIM MCLEAN, ORANGEBURG COUNTY ASSESSOR

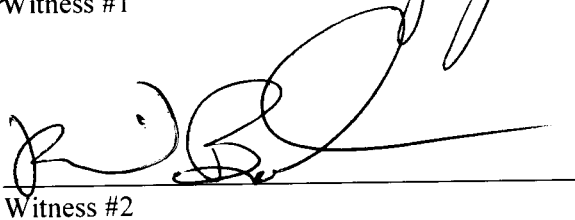
And the Grantor(s) does hereby bind the Grantor(s) and the Grantor(s) heirs and assigns to warrant and forever defend all and singular the before-mentioned premises unto the Grantee(s) and the Grantee(s) heirs and assigns against the Grantor and the Grantor(s) heirs and assigns and against every person whomsoever claiming, or to claim, the same or any part thereof.

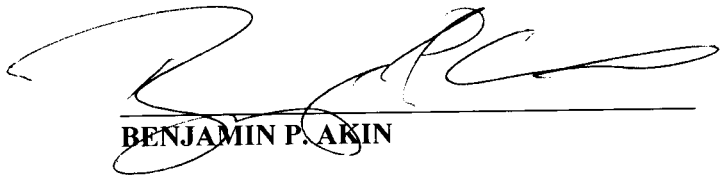
WITNESS the Grantor's hand and seal this 10th day of February in the year of our Lord Two Thousand Twenty and in the Two Hundred and Forty-Fourth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED and DELIVERED
In the presence of:


Witness #1


CHRISTINA E. AKIN

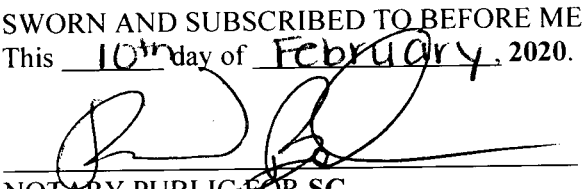

Witness #2

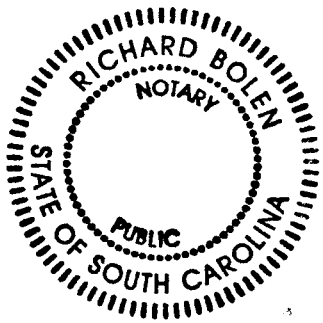

BENJAMIN P. AKIN

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do certify that the within named Grantor personally appeared before me, and having satisfactorily proven to be the person whose name is subscribed above, has acknowledged the due execution of the within Deed.

SWORN AND SUBSCRIBED TO BEFORE ME
This 10th day of February, 2020.

NOTARY PUBLIC FOR SC
MY COMMISSION EXPIRES: 10/25/27



STATE OF SOUTH CAROLINA)
COUNTY OF ORANGEBURG)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read and understand the information on this affidavit.
2. The property located at **1164 TODD CREEK ROAD, NEESES, SC 29107**, bearing **ORANGEBURG** County Tax Map Number **0081-00-01-004.000**, was transferred by **CHRISTINA E. AKIN AND BENJAMIN P. AKIN** to **JOHN WESLEY AKIN** on **FEBRUARY 10, 2020..**
3. Check one of the following: The deed is
 - a. ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - b. ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, and owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - c. ☐ Exempt from the deed recording fee because (see information section of affidavit): (If exempt, please skip items 4 – 7, and go to item 8 of this affidavit.)

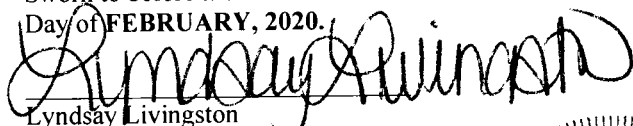
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and the principle relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check: YES ☐ or NO ☐

4. Check one of the following if either item 3 (a) or item 3 (b) above has been checked (See information section.):
 - a. ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$95,000.00.**
 - b. ☐ The fee is computed on the fair market value of the realty which is .
 - c. ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is: **\$0.00.**
6. The deed recording fee is computed as follows:

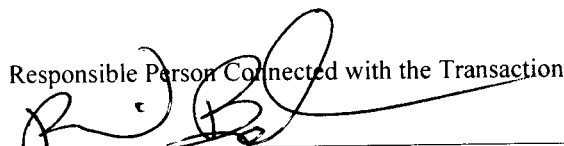
a. Place the amount listed in item 4 above here:	\$95,000.00
b. Place the amount listed in item 5 above here:	\$0.00
(If no amount is listed, place zero here.)	
c. Subtract Line 6(b) from Line 6(a) and place result here:	\$95,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is **\$351.50.**
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **CLOSING ATTORNEY.**
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

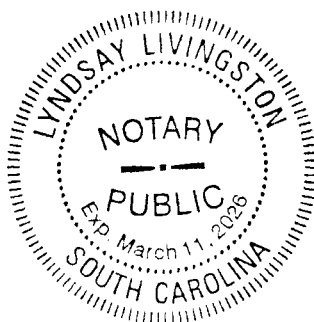
Sworn to before me this **10th**
Day of **FEBRUARY, 2020.**


Lyndsay Livingston

Notary Public for SC
My Commission Expires: 3/11/26

Responsible Person Connected with the Transaction


Richard Bolen

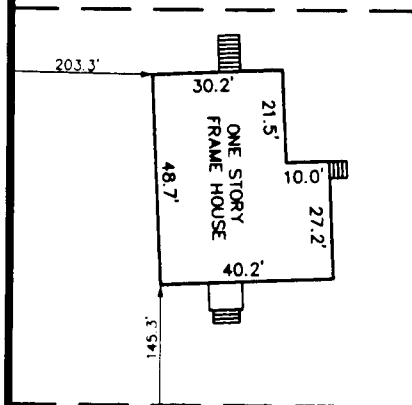




CURVE TABLE					
CURVE	CHORD	RADIUS	DELTA	ARC	CHORD BEARING
C1	110.52	1670.02	3°47'32"	110.54	S 89°20'55" W

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 43°13'32" W	65.77

PROCESSED BY
APR 0 3 2009
GIS OFFICE



HOUSE DETAIL
NOT TO SCALE

P-BK:00D137 PG:0006

FILED Apr 02, 2009 01:16:10 pm
BOOK 00D137
PAGE 0006 THRU 0006
INSTRUMENT # 2009000094
ORANGEBURG COUNTY
GAIL LANEY
REGISTER OF DEEDS
Gail Laney
Signature

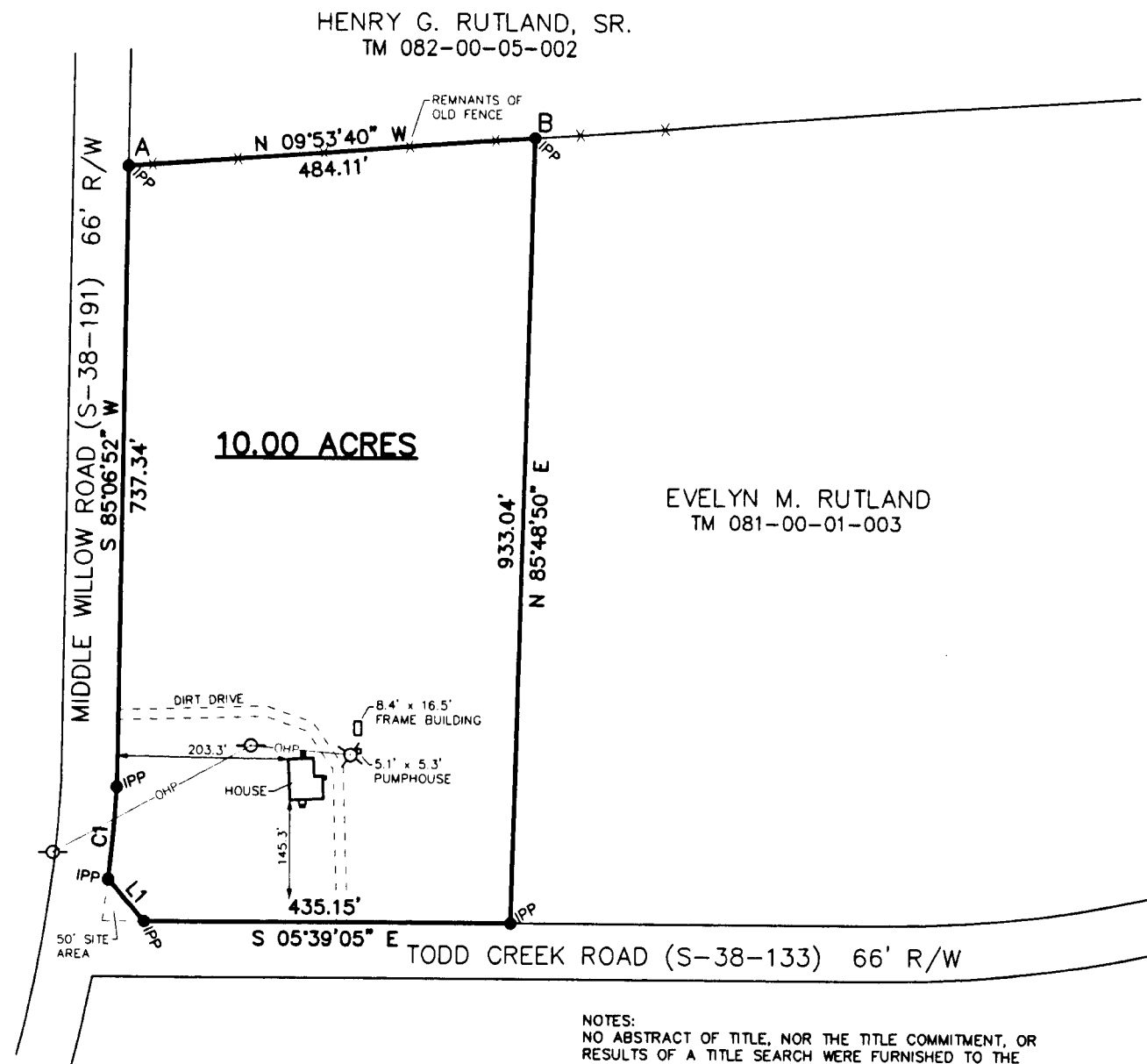
- *--- FENCE
- LIGHT POLE
- POWER POLE
- OHP--- OVERHEAD POWERLINE
- IPP IRON PIN PLACED (5/8" REBAR)
- IPF IRON PIN FOUND
- CC COMPUTED CORNER

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

REFERENCE:
A PLAT FOR H. F. RUTLAND & VICTOR W. GARRICK BY H.
FRANK O'CAIN, C.E. DATED FEBRUARY 5, 1965.



NOTES:
NO ABSTRACT OF TITLE, NOR THE TITLE COMMITMENT, OR
RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE
SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD
THAT MAY AFFECT THIS SURVEYED PARCEL.

COPYRIGHT © EDISTO ENGINEERS & SURVEYORS, INC. ALL
RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE
REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY
OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN
OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE
PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS
DRAWING WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION
SEAL ARE NOT VALID.

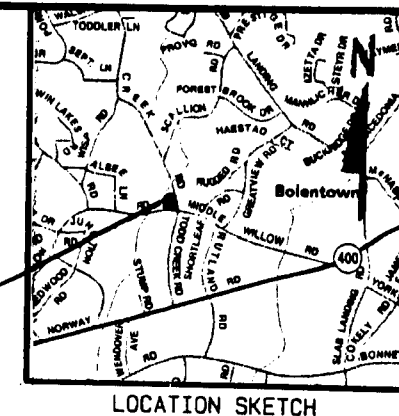
CERTIFICATION IS MADE TO THOSE PERSONS FOR WHICH THIS
PLAT WAS PREPARED AND IS NOT TRANSFERABLE.

ADJACENT OWNERS SHOWN AS LISTED PER
WWW.ORANGEBURGCOUNTY.ORG/ASSESSOR.

PHYSICAL EVIDENCE DOES NOT CONFORM TO DEED DESCRIPTION
AND REFERENCE PLAT. LINE FROM POINT 'A' TO 'B'
ESTABLISHED USING TRANSITION AND REMNANTS OF OLD FENCE
LINE.

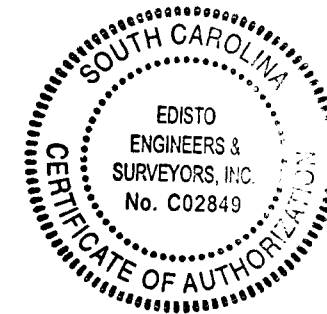
DATE: MARCH 19, 2009

17755.DWG



SITE

LOCATION SKETCH



A PORTION OF
TM 081-00-01-003 (2000)
TM 078-00-00-012 (OLD)

A
PLAT
OF
10.00 ACRES
STATE OF SOUTH CAROLINA
COUNTY OF ORANGEBURG
WILLOW TOWNSHIP

PREPARED FOR:

JANE R. SANFORD

'I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS
MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM
STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN
SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS
FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN. ALSO
THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER
THAN SHOWN.'

RICHARD L. STROMAN CLIFTON M. HARPER J. J. JOWERS, JR.
S.C. REG. LS. NO. 5496 S.C. REG. LS. NO. 25747 S.C. REG. LS. NO. 23142
(803) 536-1104 FAX (803) 531-1815
EDISTO ENGINEERS & SURVEYORS, INC.
PO BOX 1725 ORANGEBURG, SOUTH CAROLINA 29116

17755-3110 B

1118 Todd Creek Rd
Neeses, SC 29107

PREPARED BY:

FILED Aug 19, 2016 12:07 pm

BOOK 01693

PAGE 0022 THRU 0024

INSTRUMENT # 2016003474

Signature *Elaine G. Douglas*FILED
ORANGEBURG
COUNTY
ELAINE G. DOUGLAS
REGISTER
OF DEEDSCRAIG LAW FIRM, PC
2001 ASSEMBLY STREET, SUITE 201
COLUMBIA, SC 29201

JLC - LIVINGSTON

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

THE STATE OF SOUTH CAROLINA)

COUNTY OF ORANGEBURG)

QUIT CLAIM DEED
(No Certification of Title)

KNOW ALL MEN BY THESE PRESENTS, That, I, **Thomas G. Livingston.**, herein referred to as the Grantor, for and in consideration of the sum of **Five and No/100 (\$5.00)** to me paid by **Thomas G. Livingston, Jr.**, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, released, and quit claimed and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs, successors and assigns forever:

Parcel 1: All that certain piece or parcel of land, lying and being in Orangeburg County, State of South Carolina and in Willow Township being a portion of D.S. Brandenburg estates land known as part of D.S. Brandenburg Plantation, said piece or parcel of land contains 45 acres, more or less and has such shapes and boundaries as a plat of survey will show, made by J.D. Knotts, Surveyor. Said piece of land is bounded as follows: On the North by lands formerly of Henry D. Judy, now of Lula J. Hayden, Elouise J. Livingston and John C. Judy, Sr.; on the East by lands of Run Robert Swamp; on the South by lands now or formerly of D.A. Williamson, and on the West by lands now or formerly of W.C. Williamson

TMS: 0081-00-06-001.000

Parcel 2: All that certain piece or parcel of land, lying and being in Orangeburg County, State of South Carolina and in Willow Township being a portion of D.S. Brandenburg estates land known as part of D.S. Brandenburg Plantation, said piece or parcel of land contains 5 acres, more or less and has such shapes and boundaries as a plat of survey will show, made by J.D. Knotts, Surveyor. Said piece of land is bounded as follows: On the North by lands formerly of H. D. Judy, now of Lula J. Hayden, Elouise J. Livingston and John C. Judy, Sr.; on the South by lands now or formerly of D.A. Williamson; on the East by lands now or formerly of D.A. Williamson; and on the West by lands now or formerly of W.C. Williamson.

TMS: 0081-00-01-002.000S-38-191

DERIVATION: Being the same property conveyed to Elouise J. Livingston by deed of John C. Judy, Sr. dated April 22, 1968 and recorded in the Office of the Register of Deeds for Orangeburg County on April 22, 1968 in Book 305 at Page 83. Further being the same property devised to Thomas G. Livingston by that certain Devise/Descent of Real Estate and Description of Eloise J. Livingston as filed in the Orangeburg County Probate Court on April 21, 1972.

ORIGINAL

ENTERED IN THE OFFICE OF THE ASSESSOR

DATE: 08-19-2016

JIM MCLEAN, ORANGEBURG COUNTY ASSESSOR

This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

TOGETHER WITH ALL the improvements, easements, right, privileges held or owned by or of Grantor in the above described real property.

CONVEYANCE IS MADE SUBJECT TO any and all mortgages, liens and/or other encumbrances of record, if any.

TO HAVE TO HOLD, all and singular, the described property, together with the tenements, hereditaments, and appurtenances belonging to such property, or in anywise appertaining, and the rents, issues and profits of such property to Grantee, and Grantee's heirs and assigns forever.

WITNESS My Hand and Seal this 17 day of August, 2016.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Eric Feuerster
Witness

Thomas G. Livingston
Thomas G. Livingston

Witness

THE STATE OF SOUTH CAROLINA

)

ACKNOWLEDGMENT

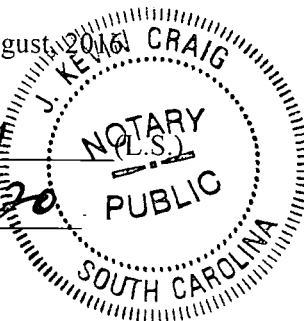
COUNTY OF RICHLAND

)

The foregoing instrument was acknowledged before me this 17 day of August, 2016,
by the Grantor(s), Thomas G. Livingston

SWORN to before me this 17 day of August, 2016

Notary Public for South Carolina
Commission Expires: 3/3/20



DEED PREPARED BY CRAIG LAW FIRM, PC WITHOUT TITLE SEARCH OR CERTIFICATION OF TITLE

STATE OF SOUTH CAROLINA

COUNTY OF ORANGEBURG

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is known as two parcels containing 50 acres, bearing Orangeburg County Tax Map Numbers 0081-00-06-001.00 and 0081-00-01-002.000S-38-191 was transferred by Thomas G. Livingston to Thomas G. Livingston, Jr. on August 17, 2016.
3. Check one of the Following: The Deed is
 - (a) _____ Subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) XX _____ Exempt from the deed recording fee because (See Information section of this affidavit);
9 family transfer
(If exempt, please skip items 4-7, and go on to item 8 of this affidavit.)

If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____
 - (b) _____ The fee is computed on the fair market value of the realty which is _____
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes _____ or No XX to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: N/A.

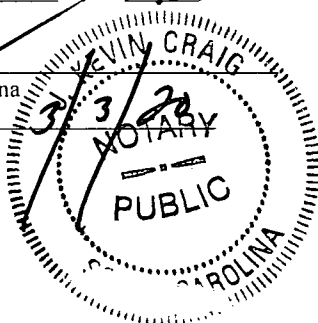
6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	\$0
(b) Place the amount listed in item 5 above here:	\$ 0.00
(If no amount is listed, place zero here.)	
(c) Subtract line 6(b) from line 6(a) and place result here:	\$0

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$0

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 17 day of Aug., 2016Notary Public for South Carolina
My Commission Expires: _____

Responsible Person Connected with the Transaction

Thomas G. Livingston

2002
0040

D-BK:02002 PG:0040

FILED Apr 26, 2021 09:38 am
BOOK 02002
PAGE 0040 THRU 0042
INSTRUMENT # 2021001699

FILED
ORANGEBURG
COUNTY
DEMETRICE WILLIAMS
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA,
COUNTY OF ORANGEBURG

Demetrice Williams
Signature
TITLE TO REAL ESTATE

Return to:
Horgar, Barnwell & McCurry, LLP
P.O. Drawer 329
Orangeburg, SC 29116

KNOW ALL MEN BY THESE PRESENTS, That **Judith H. Knight** in the State aforesaid for and in consideration of the sum of **Five and no/100 (\$5.00) Dollars, and other valuable consideration** to me paid by **Benjamin Willie Knight and Grace Rider Knight** in the State aforesaid, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions ("Exceptions") unto the said **Benjamin Willie Knight and Grace Rider Knight, subject to the below stated Exceptions**, for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever in fee simple, together with every contingent remainder and right of reversion, not as tenants in common, the following described property, to wit:

All that certain piece, parcel or lot of land, with improvements thereon, located in Willow Township, School District No. 1, Orangeburg County, South Carolina, containing fifty-three (53) acres, more or less, and being shown on that plat of property of Willie Knight by E. C. Haff, RLS, dated December 3, 1975, and recorded in the Office of the Register of Deeds for Orangeburg County in Plat Book 42, at Page 39. Said tract of land being bounded on the North by S.C. Highway 38-191, and property now or formerly of Judy; on the East by S.C. Highway S-38-133 separating the said property from lands of Rutland and Williamson; on the South by property of Nettles; and on the West by the run of Robert Swamp and by property of T. G. Livingston and Lula J. Hayden.

Being the same property conveyed to Sallie D. Knight by deed of Betty J. K. Hicks, et al., recorded February 1, 1983 and recorded in the office of the Register of Deeds for Orangeburg County in Deed Book 483, at Page 462. The said Sallie Dantzler Knight having died testate August 12, 2016, devised said property to Willie Knight, Jr., as shown in the office of the Judge of Probate Court for Orangeburg County in Estate File No. 2016-ES-38-503 and by Deed of Distribution recorded August 7, 2017 in the office of the Register of Deeds for Orangeburg County in Deed Book 1756, at Page 56. The said Willie Knight, Jr., having died testate February 10, 2018 devised said property to Judith H. Knight as shown in the office of the Judge of Probate Court for Orangeburg County in Estate File No. 2018-ES-38-099 and by Deed of Distribution recorded in the office of the Register of Deeds for Orangeburg County in Deed Book 1853, at Page 168 and re-recorded February 15, 2019 in the office of the Register of Deeds for Orangeburg County in Deed Book 1855, at Page 316.

TMS #0081-00-06-002.000

ENTERED IN THE OFFICE OF THE ASSESSOR
DATE: 04-26-2021
JIM MCLEAN, ORANGEBURG COUNTY ASSESSOR

GRANTEES ADDRESS: 1468 Todd Creek Road, Neeses, SC 29107

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, restrictions, easements and rights-of-way affecting the property.

**TITLE NOT INVESTIGATED OR CERTIFIED BY
HORGER, BARNWELL & MCCURRY, L.L.P.**

TOGETHER with, subject to the above Exceptions, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above Exceptions, all and singular the premises before mentioned unto the said **Benjamin Willie Knight and Grace Rider Knight**, for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her Heirs and Assigns forever in fee simple, together with every contingent remainder and right of reversion.

And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises, subject to the above Exceptions, unto the said **Benjamin Willie Knight and Grace Rider Knight**, for and during their Joint lives and upon the death of either of them, then to the survivor of them, his or her Heirs and Assigns, forever in fee simple, against myself and my Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS our Hands and Seals this 23rd of April in the year of our Lord two thousand twenty-one and in the two hundred and forty-fifth year of Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in Presence of

Lois E. Shuler
Witness

Judith H. Knight
Judith H. Knight

Kimberly M. Cooke
Notary

THE STATE OF SOUTH CAROLINA,

COUNTY OF ORANGEBURG.

I, *Kimberly M. Cooke*, Notary Public for South Carolina, do hereby certify that **Judith H. Knight** personally appeared before me on this day and acknowledged the due execution of this foregoing instrument.

Witness my hand and official seal this 23rd day of April, 2021.

Kimberly M. Cooke
Notary of South Carolina
Print Name: *Kimberly M. Cooke*
My commission expires: *4/24/2029*

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF ORANGEBURG

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred **BY: Judith H. Knight TO: Benjamin Willie Knight and Grace Rider Knight** on 4/23/21.
3. Check one of the following: **The DEED is**
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a Partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
 - (c) X **EXEMPT** from the deed recording fee because (exemption # _____)
(Explanation If required) _____ Gift _____

(If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or Money's worth in the amount of \$.
 - (b) _____ The fee is computed on the fair market value of the realty which is \$ _____
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check YES _____ or NO _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES" the amount of the outstanding balance of this lien or encumbrance is \$ _____.
6. The DEED Recording Fee is computed as follows:
 - (a) _____ the amount listed in item 4 above
 - (b) _____ the amount listed in item 5 above (no amount place zero)
 - (c) _____ Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney at Law
8. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Judith H. Knight
Grantor, Grantee, or Legal Representative
connected with this transaction

SWORN to before me this 23rd
day of April, 2021

Kimberly M. Cooke
Notary Public for SC Kimberly M. Cooke
My Commission Expires: 4/24/2029

42
39
J.K.WESTBURY, CLERK OF COURT
GRAND JURY COUNTY, S. C.

J.T.-H.D.
 Judy Bros.

50 Ft. Sight Area
 N 85° 15' E 206.4

Tie N 1° 44' E 113' to SE cor bldg
 SC 38-191-66' RW

1935 SURV. at
 old run near piling
 N 57° 06' W 152.2'
 old run
 N 36° 02' E 170'
 N 52° 40' E 277'
 N 8° 18' W 98'
 N 6° 48' W 147'
 T.G. Livingston

Channel cut B

Robert Sw.
 Run is the line

Willie Knight

Edgar C. Nettles
 POK 28-114

Iron, old

Mob. Hm. Res.

54° 51' W 576.5'
 515° 44' W 528.2'
 D=4° T=275.4' E
 526° 37' W 403.0'
 518° 46' W 152.7'

1" = 400'

		55.2	Ac.
Hwy	R/w	-2.2	Ac
Net		<u>53.0</u>	Ac

RESURVEY FOR
WILLIE KNIGHT

Willow Twp. Photo 272
ORANGEBURG COUNTY, SOU.CARO.
About 4 mi NE of Norway.

Dec. 3, 1975

By E.C.Haff RLS 515

Ref: PEK 14-68 Plat of 54 Ac
for W.F.Williamson 6/19/1935
by J.E.Knotts.
DP 262-172 1964 to W.Knight
from Ralph Judy.
B- Bldg removed by Ralph Judy.

Hand-drawn survey map of a 1.0-acre parcel owned by Willie Knight Jr. The map shows the following details:

- Parcel Owner:** Willie Knight Jr. 1.0 Ac.
- North Boundary:** LeGrand Hughes Sr. Bearing: $N 75^{\circ} 00' E$ 208.7'. Corner: L. Hughes Jr. cor. PB 31-100. Distance: 434.6' to corner.
- East Boundary:** LeGrand Hughes Sr. Bearing: $S 15^{\circ} 00' E$ 208.7'. Distance: 158.7'.
- South Boundary:** SC Hwy 400 75' R/W. Bearing: $S 75^{\circ} 00' W$ 208.7'. Distance: 158.7'. A point on this boundary is 50.0' from the southwest corner, with a bearing of $S 50^{\circ} 00' W$ 50.0' from the southwest corner.
- West Boundary:** SC Hwy 38-133 66' R/W. Bearing: $N 15^{\circ} 00' W$ 208.7'. Distance: 158.7'.
- Diagonal Line:** "Sight A" connects the southwest corner to a point on the south boundary, with segments of 50.0' and 50.0'.
- Other Features:**
 - North arrow pointing towards the top right.
 - Scale: 1" = 40'.
 - Location labels: Norway (bottom left) and Orangebg. (bottom right).

Ref: Plat Book 11 pg 40
Plat for LeGrand Hughes
by John M. Tatum Dec. 1953

SURVEY OF ONE ACRE
TO BE CONVEYED
FROM LEGRAND HUGHES
TO WILLIE KNIGHT JR

Willow Twd. Photo 271
Orangeburg County, Sou. Caro.

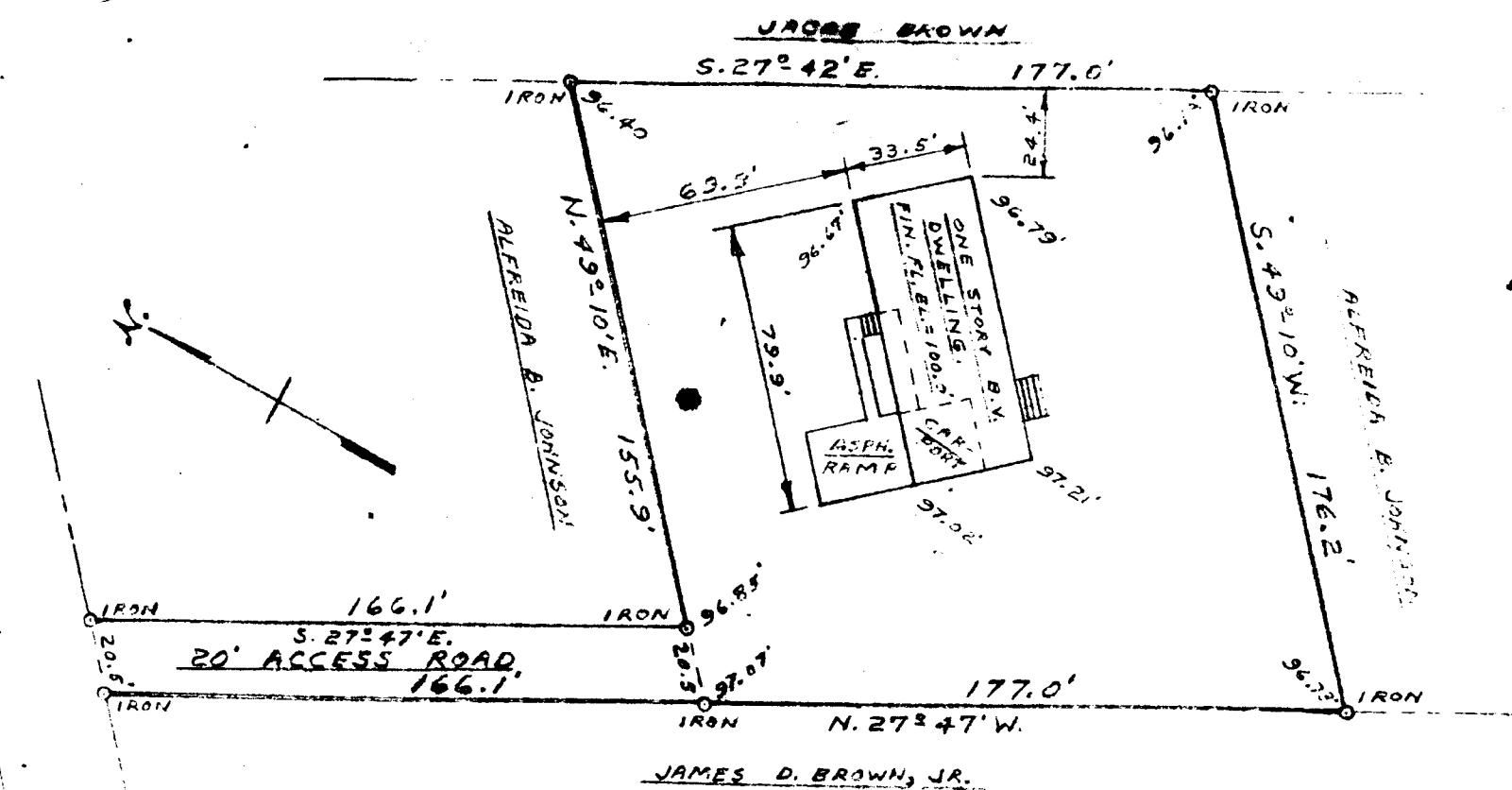
Dec. 5, 1975
E.C.Haff, RLS 515

FILED FOR RECORD

1975 DEC -8 PM 1: 35

42
39

0044



THIS TO CERTIFY THAT THE ABOVE PLAT
OF SURVEY IS ACCURATE AND CORRECT AND
THAT THERE ARE NO IMPROVEMENTS, ENCR-
UMENTS, OR ENCRAGEMENTS OTHER THAN SHOWN.

Ralph E. Sells

REFERENCE:
PLAT FOR ALFREIDA B. JOHNSON
BY A. R. PARLER, JR., M. L. S.
DATED JUNE 10, 1974.

...ED FOR RECORD

DEC-9 PM 4:40

БК. 42

Page 39

J. H. S. JURY, CLERK OF COURT
SANDHURST COUNTY, S. C.

Book 42 Page

REGISTERED SURVEYOR

DRANK 2 BARS.

STATE OF SOUTH CAROLINA
COUNTY OF ORANGEBURG
ORANGE TOWNSHIP

PROPERTY OF
CLARENCE JOHNSON
AND
ALFREIDA B. JOHNSON

SCALE: 1"=50'
NOVEMBER 24, 1979

STATE OF SOUTH CAROLINA)
)
COUNTY OF ORANGEBURG)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS That I, **Joseph H. Rutland**, as Trustee of **The Henry G. Rutland, Sr. Trust dated March 10, 1998**, in the State aforesaid for and in consideration of the sum of Ninety-Nine Thousand Two Hundred Sixty and no/100 (\$99,260.00) Dollars, to me paid by **Harold A. Rutland, Jr.** in the State aforesaid have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, subject to the ordinances, easements, rights-of-way, restrictions, reservations and conditions set forth herein, unto the said **Harold A. Rutland, Jr.**, his heirs and assigns, the following described property, to wit:

SEE SCHEDULE A ATTACHED HERETO AND INCORPORATED HEREIN

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned, unto the said **Harold A. Rutland, Jr.**, his heirs and assigns forever, subject to the ordinances, easements, rights-of-way, restrictions, reservations and conditions set forth herein.

And I hereby bind myself and my heirs and assigns, to warrant and forever defend all and singular the said premises unto the said **Harold A. Rutland, Jr.**, his heirs and assigns, against me and my heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof, subject to the ordinances, easements, rights-of-way, restrictions, reservations and conditions set forth herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of June, 2011, and in the two hundred thirty-fifth year of the sovereignty and independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

(1) Stephen J. Van Vlack
Witness #1
(2) William S. Bryant
Witness #2

STATE OF SOUTH CAROLINA)
)
COUNTY OF ORANGEBURG)

Joseph H. Rutland
Joseph H. Rutland, as Trustee of The Henry G. Rutland, Sr. Trust dated March 10, 1998

FILED Jun 09, 2011 04:24:50 pm
BOOK 01414
PAGE 0018 THRU 0019
INSTRUMENT # 2011002041
Gail Laney
Signature

FILED
ORANGEBURG
COUNTY
GAIL LANEY
REGISTER
OF DEEDS

On the 9th day of June, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph H. Rutland, as Trustee of The Henry G. Rutland, Sr. Trust dated March 10, 1998**, personally known to me (or proven to me on the basis of satisfactory evidence) to be the person whose name is subscribed to in this instrument and acknowledged that s/he/they executed it.

WITNESS under my hand and official seal.

(3) William S. Bryant
Notary Public for South Carolina
My commission expires: 3/1/14

0082
10
OFFICE OF ASSESSOR
COUNTY OF ORANGEBURG
JUNE 2011
PARCEL
(002)

SCHEDULE A

All that certain piece, parcel or tract of land with improvements thereon, situate, lying and being in School District #1 (Old School District #76), Willow Township, County of Orangeburg, South Carolina, containing **35.45 acres, more or less**, being more particularly shown and delineated as **Tract A** on a plat prepared for Henry Rutland, Sr. Estate by Edisto Engineers and Surveyors, Inc., approved by J.J. Jowers, RLS, dated January 18, 2011, revised April 21, 2011, and recorded in the Office of the Register of Deeds for Orangeburg County in Plat Book D199 page 5; all measurements being more or less and subject to an accurate current survey; all metes, bounds, courses and distances as are evidenced on the aforesaid plat as they relate to the property described herein are incorporated herein by reference and subject to an accurate current survey.

This is the same property conveyed to Henry G. Rutland, Sr., as Trustee for the Henry G. Rutland, Sr. Trust dated March 10, 1998, by deed of Henry G. Rutland, Sr. recorded May 26, 1998, in said Register's Office in Deed Book 700, page 323; the said Henry G. Rutland, Sr. having died testate on January 30, 2010, with the Estate of Henry Gilmore Rutland, Sr. being filed in the Office of the Judge of Probate Court for Allendale County in 2010-ES-03-00018 and in the Office of the Judge of Probate Court for Orangeburg County in 2011-ES-38-00307.

Subject to all ordinances, easements, rights-of-way, restrictions, reservations and conditions of record.

Tax Map #: 0082-00-05-002 (portion)

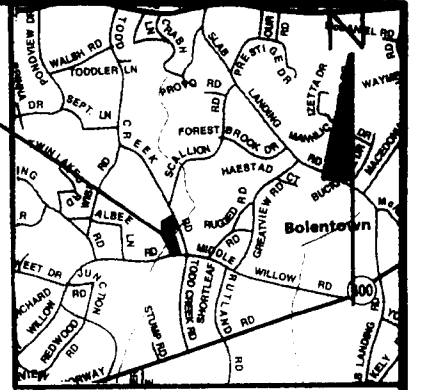
Grantee Address: 1064 Todd Creek Rd Neeses SC
29107

PROCESSED BY
MAY 11 2011
GIS OFFICE

P-BK:00D197PG:0008

FILED May 10, 2011 11:38:23 am
BOOK 00D197
PAGE 0008
INSTRUMENT # 2011000127
Signature: *Neil Sanyal*
FILED ORANGEBURG COUNTY GAIL LANEY REGISTER OF DEEDS

SITE



LOCATION SKETCH

MILDRED H. POUL
TM 071-00-05-003

PHILLIP A. KENNERLY
TM 082-00-05-009

87.50 ACRES

PHILLIP A. KENNERLY
TM 082-00-05-009

TM 082-00-05-002(2000)
TM 079-00-00-039(OLD)

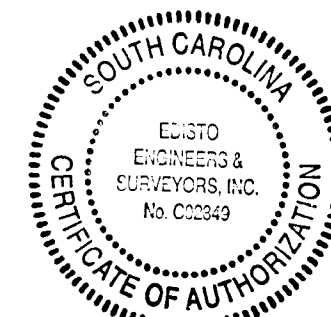
A
PLAT
OF
87.50 ACRES
STATE OF SOUTH CAROLINA
COUNTY OF ORANGEBURG
WILLOW TOWNSHIP

PREPARED FOR:

HENRY RUTLAND, SR. ESTATE

"I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'C' SURVEY AS SPECIFIED THEREIN.

RICHARD L. STROMAN CLIFTON H. JEWERS, JR.
S.C. REG. L.S. NO. 5496 S.C. REG. L.S. NO. 25747
(803) 536-1104 FAX (803) 531-1015
EDISTO ENGINEERS & SURVEYORS, INC.
PO BOX 1725 ORANGEBURG, SOUTH CAROLINA 29116



NOTES:
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CERTIFICATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED AND IS NOT TRANSFERABLE.

ADJACENT OWNERS SHOWN AS LISTED PER
WWW.ORANGEBURGCOUNTY.ORG/ASSESSOR.

REFERENCE:
1. A PLAT FOR JANIE R. SANFORD BY EDISTO ENGINEERS & SURVEYORS, INC. DATED MARCH 19, 2009.
2. A PLAT FOR STEVEN J. VAN VLACK BY EDISTO SURVEYORS, INC. DATED MARCH 23, 2000 REVISED APRIL 4, 2000.
3. A PLAT FOR STEPHEN J. VAN VLACK & MAXINE VAN VLACK BY EDISTO SURVEYORS, INC. DATED MAY 13, 1994.
4. A PLAT FOR J. C. POUL & MILDRED POUL BY EDISTO SURVEYORS, INC. DATED SEPTEMBER 9, 1993.
5. A PLAT FOR JOHN W. SPRATLING & MADGE D. SPRATLING BY DONALD J. SMITH, JR., INC. DATED JULY 25, 1990 RECORDED IN PLAT BOOK 67L, PAGE 269.
6. A PLAT FOR DIANE S. SMOAK BY DONALD J. SMITH, JR., INC. DATED DECEMBER 17, 1985 RECORDED IN PLAT BOOK 61, PAGE 94.
7. A PLAT FOR HAROLD A. RUTLAND, SR., ET AL BY HENRY M. CHAPLIN, R.L.S. DATED FEBRUARY 2, 1976 RECORDED IN PLAT BOOK 43, PAGE 7.
8. A PLAT FOR J. T. RUTLAND, ET AL BY HENRY M. CHAPLIN, R.L.S. DATED DECEMBER 6, 1972 RECORDED IN PLAT BOOK 36, PAGE 157.
9. A PLAT FOR LAND OF H. F. RUTLAND & VICTOR W. GARRICK BY H. FRANK O'CAIN, C.E. DATED FEBRUARY 5, 1965.
10. A PLAT FOR C. V. GARRICK AND HIS FAMILY BY HENRY P. TINDAL, R.L.S. DATED APRIL 16, 1934.
11. A PLAT FOR HENRY JUDY BY M. L. BALDWIN, SURVEYOR DATED DECEMBER 16, 1884 RECORDED IN PLAT BOOK 725, PAGE 334.

DATE: JANUARY 18, 2011

18445.DWG

18445-7909 C

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 79°59'34" W	190.34
L2	S 15°29'33" E	275.14
L3	S 15°33'37" E	138.18
L4	S 15°25'41" E	165.24
L5	S 15°34'04" E	289.73

CURVE TABLE					
CURVE	CHORD	RADIUS	DELTA	ARC	CHORD BEARING
C1	279.61	2258.83	7°05'46"	279.78	S83°57'49"W

*** FENCE ***
● IPP IRON PIN PLACED (5/8" REBAR)
● IPF IRON PIN FOUND
○ CC COMPUTED CORNER

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.